

# NWC Northwest Hwy & Rohlwing Rd

756 E. NORTHWEST HIGHWAY | PALATINE, IL 60074

## For Sale or Lease

LAND



- ▶ Great corner location at Northwest Highway & Rohlwing Road
- ▶ ±24,383 SF of land available
- ▶ High traffic counts with easy access to IL-53
- ▶ 5 minutes from Arlington Park Metra Station
- ▶ Less than 2 miles from the potential Chicago Bears stadium complex and Arlington Downs, a 32-acre mixed-use redevelopment featuring One Arlington Tower (214 units, 96% leased), Peyton Place Apartments (263 units), and First Ascent climbing wall entertainment complex (375 ropes)
- ▶ Proposed future plans for Arlington Downs include additional residential, a gas station, retail shops, restaurants, a brew pub, and a new 163-key, five-story hotel

### DEMOGRAPHIC SUMMARY

	1 Mi	3 Mi	5 Mi
Estimated Population	8,288	121,865	260,998
Adj. Daytime Population	14,612	126,096	292,998
Estimated Households	3,968	51,253	108,257
Estimated Average Household Income	\$130,767	\$145,594	\$144,319

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